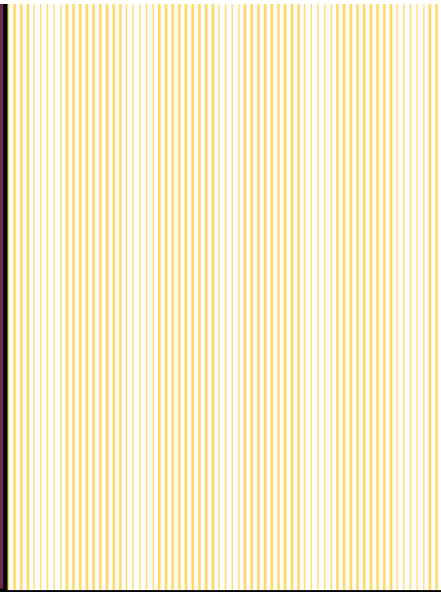
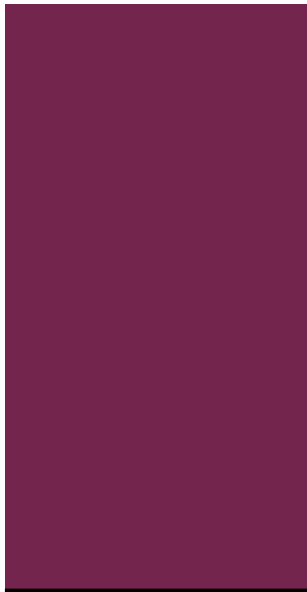


2025 MASTER PLAN



ACKNOWLEDGMENT

Village of Baroda, Master Plan

Berrien County, Michigan

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This Plan was prepared with the assistance, direction and cooperation of the citizens and Village of Baroda.

Table of Contents

	Page		Page
Chapter 1 - Introduction	1	Chapter 4 - Future Plan	24
1. Overview	1	1. Future Plan	24
2. Welcome to the Village of Baroda	2	2. Planning Guidelines	25
3. Our Community	3	3. Land Use	26
4. Planning Process	3	4. Community Character	35
Chapter 2 - Community Profile	4	5. Economic Development	35
1. Population	5	6. Infrastructure	36
2. Housing	8	Chapter 5 - Next Steps	39
3. Income	10	1. Catalytic Actions	39
4. Employment	11	2. Plan for Funding	40
5. Land Use	12	3. Appendix	41
6. Infrastructure	13		
7. Natural Environment	16		
8. Key Findings	17		
Chapter 3 - Framework Plan	18		
1. Framework Plan	18		
2. Common Themes	19		
3. Vision	20		
4. Goals	21		



1. INTRODUCTION



1. Overview

The Village of Baroda Master Plan provides a comprehensive analysis of conditions in the Village, and provides a vision for the community for the next 5-10 years and beyond. The Village is located in the central part of Berrien County in the southwest corner of Michigan. The Village has an ample supply of natural diversity in different ways to utilize the land. Tourism and cultural resources have further created abundant opportunities to attract visitors from Chicago and throughout the region. These resources lend themselves to a vision that is strongly sustainable for the community, and supports quality of life.

The fundamental purpose of a Master Plan is to enable a community to establish a direction for physical development and preservation, capital investment and growth. A Master Plan represents a policy; a statement about what a community is, what its residents value and what those residents hope the community will become. It is an aspirational document which envisions a future for the Village. The Michigan Planning Enabling Act gives the Village Planning Commission the authority to prepare and adopt a plan. Once prepared and adopted, this Plan will serve as an advisory guide for the long term development and preservation of the community and its assets.

This Plan represents the culmination of around twelve months of work by local residents, local officials and interested stakeholders. This Plan reflects the community's concern for its natural and cultural beauty as well as a strong commitment to retain and strengthen local quality of life. The plan outlines the preferred future for the community. While the Plan is appropriately general, it recognizes its mission for the future. This Plan aims to delicately blend the art and science and provide sufficient flexibility to respond to potential future challenges.

The Village Master Plan was last updated with a joint document by the Township of Baroda in 2017, and even earlier in 1993. General planning practice suggests - and the Michigan Planning Enabling Act requires that Master Plans be reviewed every five years to keep them current. The former 1993 plan reflected many current conditions and trends, so the effort to update it in 2009 enabled the community to focus on particular challenges rather than restrict the effort to a more general overview.



2. Welcome to the Village of Baroda

WHERE WE ARE:

The Village of Baroda is an incorporated area that dates back to the early 19th century. The Village is the heart of the Baroda Township as well as the center of Berrien County in Southwest Michigan. The community is about 179 miles southwest of Detroit and about 88 miles southeast of Chicago, Illinois. The Village has close access to Interstate 94, a major national transportation route, and Routes 12 and 31. The Village of Baroda is located near the shores of Lake Michigan and has a total area of 0.72 square miles with an average housing unit density of 565.3 per square mile.

With the exception of minor areas in the western part, most of the Village is generally flat making it suitable for development as it was originally envisioned as an urban area. A substantial amount of land, however, remains as agricultural areas. Different products are grown which date back to early 1800s. Farmers would typically ship their crops along the railway to the St. Joseph port, then across Lake Michigan to Chicago to be sold in markets.

OUR HISTORY

The history of the Village of Baroda goes back to the 1830's when the first settlers arrived and began clearing the land, draining the wetlands and building homes and farms. The founder of Baroda was Michael Houser. Houser had always dreamed of building a town so he negotiated with the railroad to put a station on his land. Houser then platted a town and sold lots on very generous terms. He offered a free lot to every person who would build a store or other building worth \$500. Houser sold lots for homes for \$35.



3. Our Community

The Village of Baroda in some respects continues to maintain a character similar to that of the early American settlers who arrived in the 1830's. During this period the rural character which comprises today's landscape was filled with natural woodlands and swamps. Michael Houser, one of the first settlers, worked with the Indiana and Lake Michigan Railway Company to build, what would be called today; a (TOD) transportation-oriented development. The rail station was the catalyst for the platting of the Village in 1890. The Baroda Post Office was the first institutional building constructed and opened in 1891. By 1910 the population had grown to 248. The most significant growth occurred between 1950 and 1960 when the population increased from 344 to 488.

Open fields stretch out around the perimeter, scenic views filled with the vineyards, fragrant orchards and bustling festivals with a quaint hometown feel. the Village of Baroda offers you a step back into a time when life seemed to move at a much slower pace than what is offered in much of today's modestly populated communities.

Today, Baroda's visual character brings the rural charm back into twenty first century. While First Street can benefit from some additional charm, the residential neighborhoods around it, convey the same feeling with its well-maintained homes, churches that stretch into the horizon, date back to the inception of The Village. Farming and wineries are the primary economic engines that support the Village of Baroda. Preservation and sustainability are essential to maintaining the charm of the community and neighborhoods while looking towards future growth opportunities.



4. Planning Process

The comprehensive planning process provided opportunities for public input through an online survey, input gathering exercise with public officials, public meetings. The planning process consisted of three principal phases.

1) Community Assessment: This work consisted of evaluation of land use pattern, physical conditions, vehicular and pedestrian circulation, open space, and aesthetics. The assessment also includes several community tours, meetings with Village officials and staff to define issues and concerns.

2) Community Vision, Goals and Strategies: The Consultant team undertook an extensive community survey to get input from residents. This effort resulted in identifying some of the issues as well as establishing a framework for a vision for the Village and establish goals and objectives for the Plan.

3) Final Land Use Plan and Report: Above activities resulted in developing the Draft Comprehensive Plan document for public review and comment, and approval by the Planning Commission, and the Village Board.



2.COMMUNITY PROFILE



Community Profile

In the late 1800's early industrial settlements in Berrien County were emerged due primarily to the railroads arriving in the region. The arrival of railroad created a corridor built by the Indiana and Lake Michigan Railway Company. The railroad provided services both for commerce and commuters from South Bend, Indiana to St. Joseph, Michigan. Village of Baroda and Bridgman were two of a number of communities built along the railroad corridor.

The history of the Village goes back to 1907 when the Village of Baroda was incorporated. However, the first settlers arrived and began clearing the land, draining the wetlands and building homes and farms dating back to 1830s. The Village was originally platted in 1860 when Michael Houser, a pioneer from the Midwest, came to Michigan and staked out 240 acres with the hopes of establishing a town.

He had a strong desire to build a town in the area with the primary source of economic engine being a new railroad station on his land. He was successful in his effort and was able to build a town and sell lots to the new settlers. Houser then platted a town and sold lots on very generous terms. He offered a free lot to every person who would build a store or other building worth \$500. Houser sold lots for homes for \$35. Houser chose the name Baroda after a city in western India, 400 kilometers north of Bombay. In 1891 the Baroda post office opened. The Village of Baroda was incorporated in 1907 and Baroda Township was organized in 1923.

Baroda is nestled in the center of Berrien County in southwest Michigan, amidst farmland, wineries and antiques and is a rural treasure. The charming brick main street reminds new comers of the life in early years of settlement. The small-town character, friendly, and neighborly atmosphere are representative of the Village. The community has been able to maintain its historical rural character, while continuing to be evolving into a modern rural community. Today, along with farming and wineries, tool and die industries provide employment opportunities. This diverse mix of uses attract many into the area, providing a relief for the modern life by offering a cherished lifestyle which has sustained the community to date.

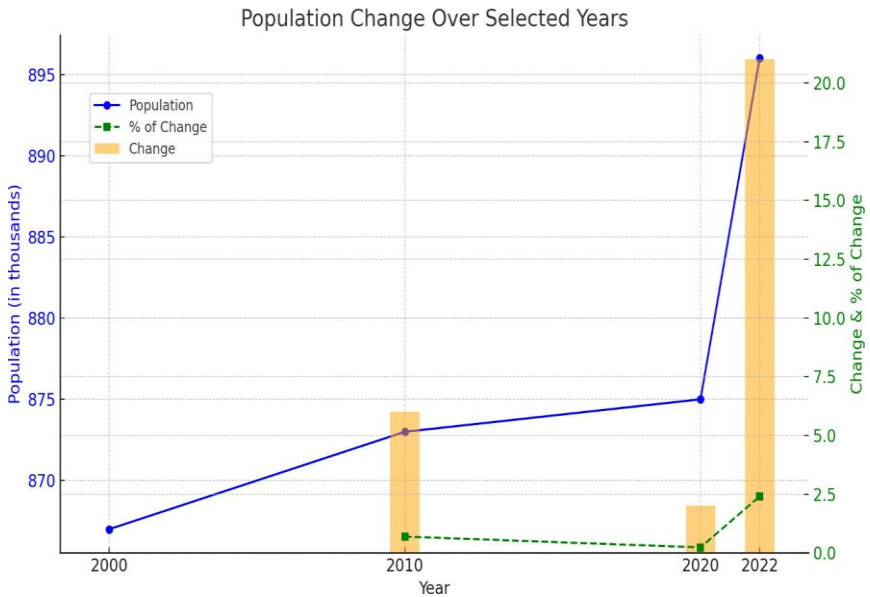


1. Population

Being a small community, the population of Baroda, is relatively stable with modest growth. The growth is generally larger than the Township and the County as a whole, however, the number for such growth very limited.

The most recent Census reports the population at 896 in 2022. This represents the largest population increase between 2000 to 2022; which is an increase of 2.40 % over the past two years. Over the last decade between 2010 and 2020, the combined population increase was 0.69%.

Population estimates predict a continued modest increase at the end of the decade of 1.3%. Each subsequent decade, 2040 and 2050 is projected to increase at a rate of about 1.4%. Changes in land use policies and economic revitalization or business growth or decline may impact future population projections.



% Change Population 2000-2022				
Population	Year			
	2000	2010	2020	2022
Number	867	873	875	896
Change	x	6	2	21
% Of Change	x	0.69%	0.23%	2.40%
Source: U.S. Census, ACS-2022, 5 yr est.				

Table 1

Population Projection			
Population	Projections		
	2030	2040	2050
Number	907	920	933
Change	11	13	13
% Of Change	1.30%	1.45%	1.43%

Table 2

Population by Age Group

The last decade reported modest change in age patterns for all segments of the population. During those decades, between 2000 and 2020, the largest group of population was 35-54, which comprised on average 25% of the population. The second largest age group over that period was 20-34 representing around 20% of the total population.

Age Distribution

Among age groups, between 2020 and 2022, most population experienced slight increase with highest observed among pre-school age children. Pre-School age 0 to 4 report a decrease of 2%. College age adults between the ages of 20 to 34 increased by 2%, while those over the age of 65 remained unchanged. As a whole, the population is aging at a larger rate, with potential senior citizen's needs in the near future. In contrast, young adults have a relatively healthy proportion of the total population with about 43%.



Enrollment Rates															
Year	Pre-School		School Age				College - Adults				Older Adults		Seniors		Number
	0-4		5-9		10-19		20-34		35-54		55-64		65>		
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	
2022	27	3.0%	70	7.8%	94	10.5%	180	20.1%	210	23.4%	170	19.0%	145	16.2%	896
2020	44	5.0%	56	6.4%	103	11.8%	158	18.1%	217	24.8%	153	17.5%	144	16.5%	875
2000	77	8.9%	56	6.5%	122	14.1%	196	22.6%	238	27.5%	57	6.6%	121	14.0%	867

Table 3

Enrollment

The Village is a part of Township-wide school district which provide educational services. As such the Village is served by several public and private schools. The total number of the student population for the Township is reported to be about 580. A breakdown of student population is provided in the following Table 4. While many students attend other school districts serving the area, the majority of the Township population attend Lakeshore School District. The following table list the school system and the enrollment. Review of enrollment record for the Lakeshore School District indicates that as a whole the enrollment has declined slightly in recent years.

School Enrollment						
Description	Total	%	Public	%	Private	%
Kindergarten through 12 th grade	443	76.4%	412	93.0%	31	7.0%
High school: grades 9 through 12	98	16.9%	82	83.7%	16	16.3%
Undergraduate	86	14.8%	86	100.0%	0	0.0%
Graduate	20	3.4%	14	70.0%	6	30.0%
Total Enrollment	580					

Table 4

2. Housing

The total number of housing units in the Village is reported to be 447 units. This is slightly less than earlier report of 452 units in 2020. The majority of the homes are owner occupied, but a moderate number of homes are seasonal and may be rented as short-term rentals during tourist season. Many of the units in mobile home parks, are also rented on a regular basis.

The household size in the Village, is relatively low at 2.20 persons per household. The household size for homeowner is reported to be about 2.25, while the renters have a smaller household size of 1.92. The household size has significantly shifted since 2010 for the renters. With respect to occupancy, there has been a significant increase in the reported vacant units between 2010 and 2022 which is estimated to be due to impact of COVID on tourism. As whole, about 10% of the total number of housing units is vacant. While a large number of vacant units are mobile homes, the single-family rentals are higher than what is typically normal. Additionally, the housing growth has been very limited, thus contributing to the general population stagnancy. While Census does not show any new housing, there has been a limited number of new housing units constructed in the Village for the last ten years.

Occupied Housing Unit Types	
Type	Occupied
1-unit, detached	197
1-unit, attached	13
2-9 units	28
10 or more units	13
Mobile home, Boat, RV, Van, etc.	156
Total	407

Table 5



Housing Units % Change 2010-2022 Village of Baroda + Berrien County								
Type	Village of Baroda				Berrien County			
	2010	2020	2022	% Change 2020-2022	2010	2020	2022	% Change 2020-2022
Total housing units	385	452	447	-1.1%	76,824	76,821	76,948	0.2%
Owner-Occupied	265	357	342	-4.2%	45,564	45,580	47,928	5.2%
% Of Total	68.8%	79.0%	76.5%	-2.5%	59.3%	59.3%	62.3%	3.0%
Renter-Occupied	108	83	65		17,048	18,375	15,383	
% Of Total	28.1%	18.4%	14.5%	-3.8%	22.2%	23.9%	20.0%	-3.9%
Vacant Units	12	12	40		14,212	12,866	13,436	4.4%
% Of total	3.1%	2.7%	8.9%	6.3%	18.5%	16.7%	17.5%	0.7%
Average HH Size-Owner	2.28	1.93	2.25		2.50	2.46	2.45	-0.4%
Average HH Size-Renter	2.35	1.90	1.92	1.1%	2.33	2.17	2.18	0.5%
Source: U.S. Census, ACS- 5yr Est.								

Table 6

The housing values have not significantly changed for the Village in recent years. In comparison with the County as a whole, the homes in the Village are generally cheaper. The homes also tend to be older, as new housing construction in the Village has been limited in the last 10 years.

3. Income

The Village of Baroda median income is relatively higher than the County and the Township as a whole. The income growth for the last decade for the Village is about \$24,991 or 40% while the Township has about \$25,512 or 37% and the County is about \$17,754 or 29%. This growth is calculated to be about 3.3% for Village, and 3% for the Township and 2.5% for the County on an annual basis.

Average Annual Increase in Median Income

Village			Township			County		
\$	24,991		\$	25,512		\$	17,754	
	40%			37%			29%	
	3.3%			3.0%			2.5%	

Table 7

	VILLAGE OF BARODA	BERRIEN COUNTY
TOTAL HOUSING UNITS	447	76,948
OWNER OCCUPIED	342	47,928
MEDIAN HOUSEHOLD INCOME	\$62,679	\$60,379
MEDIAN HOME VALUE	\$191,300	\$256,200
POPULATION	896	152,900

Table 8

Median Household Income						
Year	Village of Baroda	Change	Baroda Township	Change	Berrien County	Change
2010	\$37,688	x	\$44,200	x	\$42,625	x
2020	\$49,868	\$12,180	\$56,931	\$12,731	\$52,500	\$9,875
2022	\$62,679	\$12,811	\$69,712	\$12,781	\$60,379	\$7,879

Table 9

4. Employment

In 2022, the total number of residents employed is reported to be about 496. This level is higher than 2020 by about 6% and by 21% since 2010. Among different employment categories, it appears manufacturing provide the highest number of employment opportunities. The retail trade, education and construction provide the second and third highest number of employment opportunities.

The Village employment status has relatively remained stable in comparison with other communities. The unemployment rate, however was substantially higher in the last decade. This indicates the large dependencies of the population on industrial sector for employment. The employment trends however tend to show a declining manufacturing base for the Community as they appear to shrink its employment base.

Employment Categories 2010-2022			
Description	2022	2020	2010
Resident employed population 16 years and over	496	466	411
Agriculture, forestry, fishing, hunting and mining	9	5	0
Construction	43	23	27
Manufacturing	79	91	89
Wholesale trade	2	1	3
Retail trade	74	72	41
Transportation, warehousing and utilities	24	15	19
Information	15	2	15
Finance, insurance, real estate, rental and leasing	11	11	15
Professional, scientific, management, administrative and waste management services	41	32	49
Educational services, health care and social assistance	63	60	57
Arts, entertainment, recreation, accommodation and food services	51	50	56
Other services, except public administration	64	86	27
Public administration	20	18	13

Source: U.S. Census, ACS-5 yr Est.

Table 10

# Employed 2010-2022			
Description	2022	2020	2010
Population 16 years and over	736	743	670
In labor force	519	497	455
Resident labor force	519	497	455
Employed	496	466	411
Unemployed	23	31	44

Source: U.S. Census, ACS-5 yr Est.

Table 11

5. Land Use

1. Agriculture: Agricultural uses, have a modest presence in the Village. With the exception of several larger parcels in southern and northern part of the Village, the farms are typically smaller family farms, producing a variety of crops, grapes, vegetables and corn.

2. Residential: Residential uses are primary located in the heart of the village, as a part of originally platted land for the Village. There are also several smaller cluster of housing units along some of the arterial. Residential uses consist primarily of single family homes in addition to some duplexes and a large number of mobile home units on the north side of the Village.

3. Commercial: Most of the commercial land uses in the Village are connected to local industrial uses or businesses along major transportation corridors and on First Street. The Cleveland Avenue, Lemon Creek Road and Stevensville-Baroda Road all have a variety of commercial use. These uses consist of traditional industrial uses to car repair shops as well as agricultural related businesses such as a nursery garden.

4. Industrial: The Village has a limited number of industrial and manufacturing uses. Most of the industrial uses consist of fabrication and light industrial uses. A substantial number of these businesses are located within the Village core area around First Street.

5. Institutional: Most of institutional uses consist of churches and government facilities which are primarily located within close proximity of the Downtown area.

6. Parks/Open Space: There is only one park in the Village. This facility consists of 5.2 acres and is fully equipped with play fields and tennis courts as well as playgrounds and other park amenities. The open space system is primarily covered by wooded areas along the Hickory Creek. The green corridor along this creek in affect divides the Village into two separate linear corridors.



Exhibit # 1 - Existing Land Use Map

6. Infrastructure

1. Transportation

The 2022 Census data shows that more than 92% of Baroda's workforce over 16 years of age used a private automobile to travel to work. Of these, 82% drove alone to work. Mean travel to work time for a Baroda resident in 2022 was 23 minutes. None of Baroda's population use public transport while traveling to places of employment, as such amenity does not exist.

Baroda Township access to transportation facilities is relative abundant worry free in all directions for motorists. Interstate 94 and US-31 are the main regional north-south/east-west access ways to the Baroda community. These highways connect with east-west Shawnee Road to access downtown Baroda via Cleveland Avenue, Lemon Creek Road, Stevensville-Baroda Road, or Hills Road.

In most areas, the rural character of the region is generally well suited for motorist. Lack of natural or man-made barriers makes traveling throughout the region convenient and the primary roads are in generally good conditions. The primary roads in the Township consist of the following. These roads have a range of 1,000-5,000 daily traffic:

- Cleveland Avenue
- Lemon Creek Road
- Shawnee Road
- Stevensville-Baroda Road

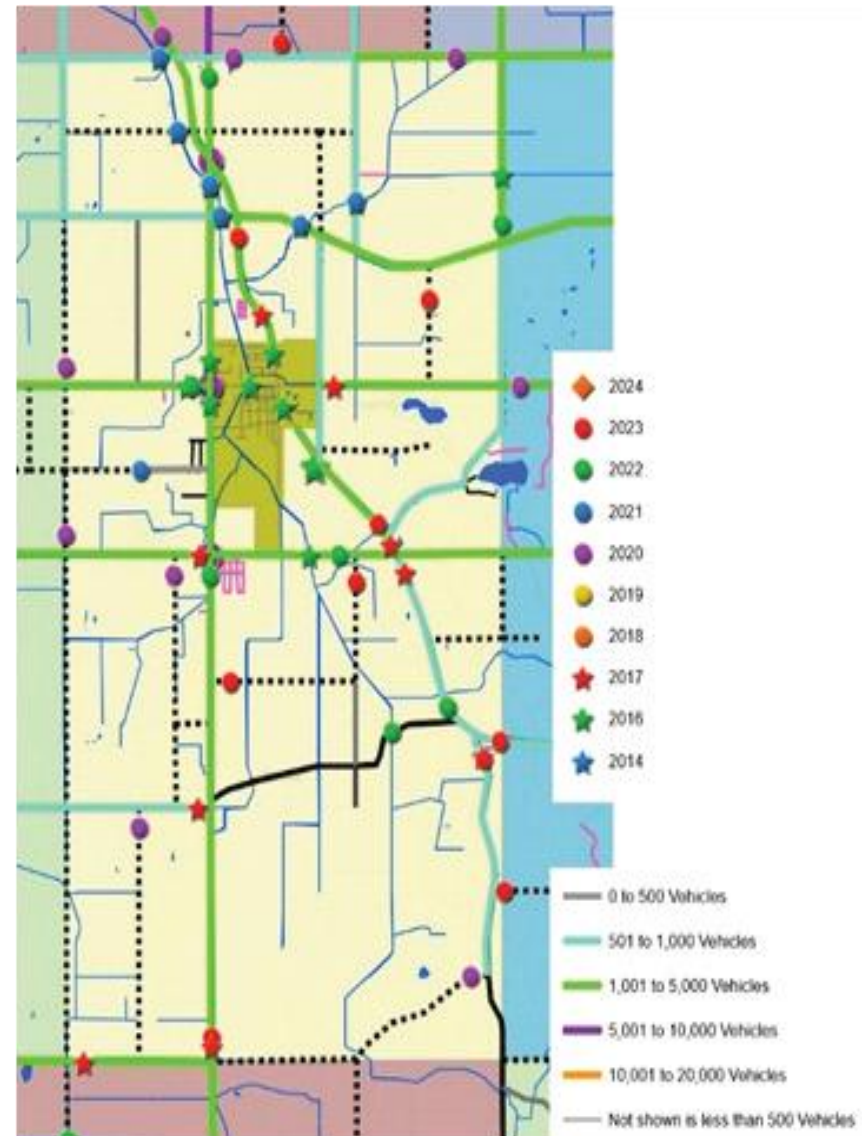


Exhibit # 2 – Traffic Map

2. Utilities

Review of available documents indicate that most of the urbanized area of the Village has access to utilities. Availability of gas service, however is limited in some areas as most of the residents rely on electricity for heat. Water service is similarly provided locally but some residents use local wells. In some outlying areas, sewer service is not available and residents rely on a septic system. The capacity of the sewer services appears to be adequate at the present time, but over long term, the Village will be required to increase its capacity.

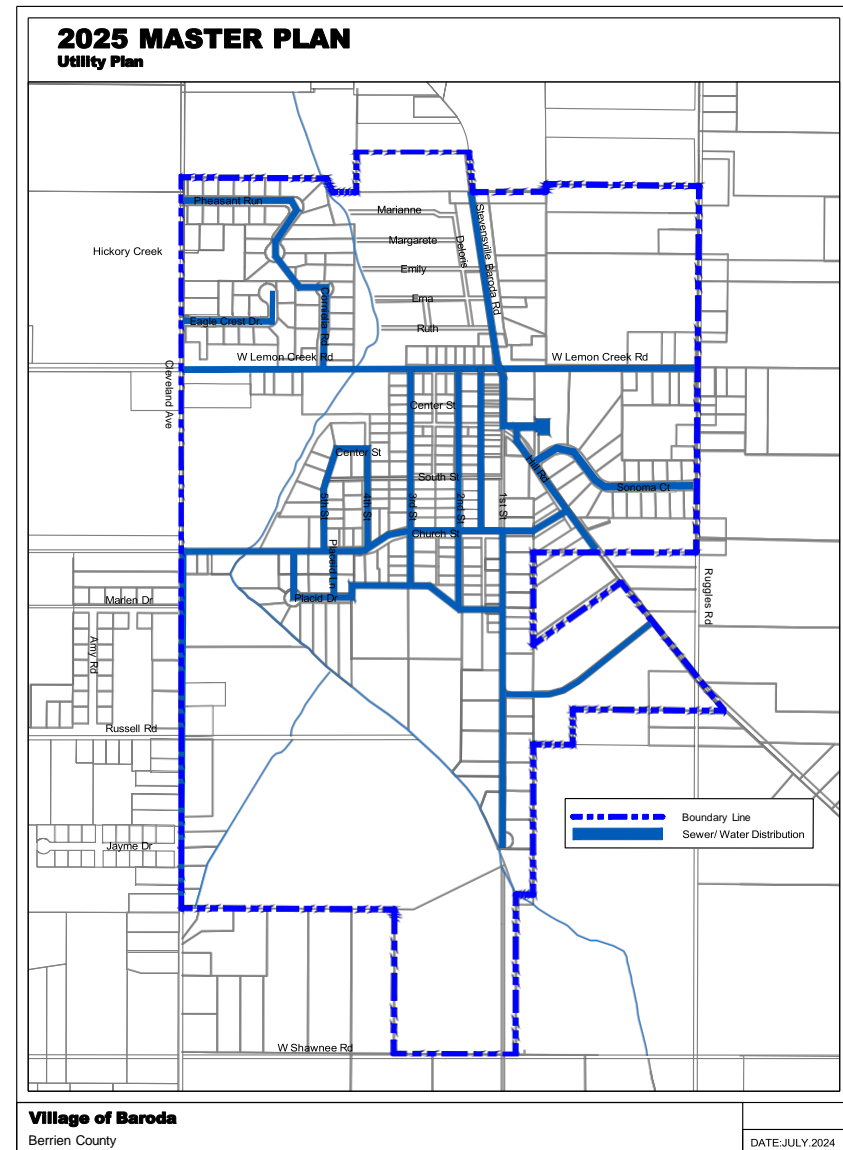


Exhibit # 3 - Utility Plan Map

Village Park

- 5.2 Acres
- Parking
- Public Restroom
- Pavilion
- Gazebo
- Pedestrian Bridge
- Natural Area
- Creek
- Benches
- Picnic Table
- Grill
- Tennis Courts
- Basketball Courts
- Playground
- Baseball



Aerial View of Village Park



Bridge Over Creek in Village Park

7. Natural Environment

The Village of Baroda is situated in the southwestern portion of Michigan's Lower Peninsula approximately 10 miles from the Indiana border. The physical landscape of the Baroda community is rather unique. A glacier formed lake bottom (630 feet) on the west rising to a glacier formed ridge (700 feet) at the eastern edge. This unique geography forms the Lake Michigan Archipelago supporting a climate advantageous for growing grapes and other produce.

I. Lakes and Creeks

While there is no large body of water in the Village, Hickory Creek is a major stream that bisects the Village. This creek flows through the Village, originating in Oronoko Township to the east and heading in a northwesterly direction. The creek empties into the St. Joseph River in St. Joseph Township to the north. The creek offers significant opportunity for recreational activities and expanding connectivity not only for the Village but also the Township.

II. Wetlands

According to the data assembled by the State of Michigan using data from the National Wetland Inventory, several small pockets of wetland areas appear to be present in the Village. Most of the wetlands are associated with the Hickory Creek. Figure 4 illustrates generally the potential wetland area throughout the Baroda Township. As can be noted most of the wetland are located south of the Village of Baroda, and north of the Village along Hickory Creek. While wetlands can limit development potential, wetlands offer many invaluable environmental benefits ranging from flood protection to maintaining water table and filtering underground aquifers, and creating opportunity for wildlife to flourish in the Village and the Township. Southwest Michigan Planning Commission also has prepared a plan which identifies several areas around Hess Lake and Singer Lake as well as Hickory Creek with high conservation values.

III. Ground Water

Ground water is one of the sources of water for many of the Village residents and businesses for potable water. It is therefore important that quality of groundwater in the Village be protected from potential sources of contamination. As development occurs in the Village and Township, natural resources will inevitably be impacted. The groundwater supplies in the area, even though abundant, can be affected as more area becomes impervious and with greater demand placed on groundwater supplies.

8. Key Findings

- Population is relatively stable with modest growth. The growth is larger than the Township and the County as a whole.
- Population is aging at a larger rate, with potential issues in the near future.
- Young adults have a relatively healthy proportion of the total population with about 43%.
- About 10% of the total number of housings is vacant. While a large number of vacant units are mobile homes, the single-family rentals is higher than what is typically normal.
- Housing growth is limited, thus contributing to the general population stagnancy. While the Census does not show any new housing, there has been limited new housing constructed in the Village for the last ten years, predominantly on the old Baroda School lot, Eagle Crest Drive and along Sonoma Court.
- Household size has increased in recent years, indicating more families in the community.
- A larger number of housing units are more than 50 years old. These homes, if not updated could present maintenance issue, including lead-based paint issue in the future.
- Median income is comparable to many rural communities, but the Village has seen a larger income growth than the Township and the County as a whole.
- Median income growth appears to have kept up with inflation.
- Code violations appear to be an issue.
- Need for redevelopment, revitalization and infill housing.

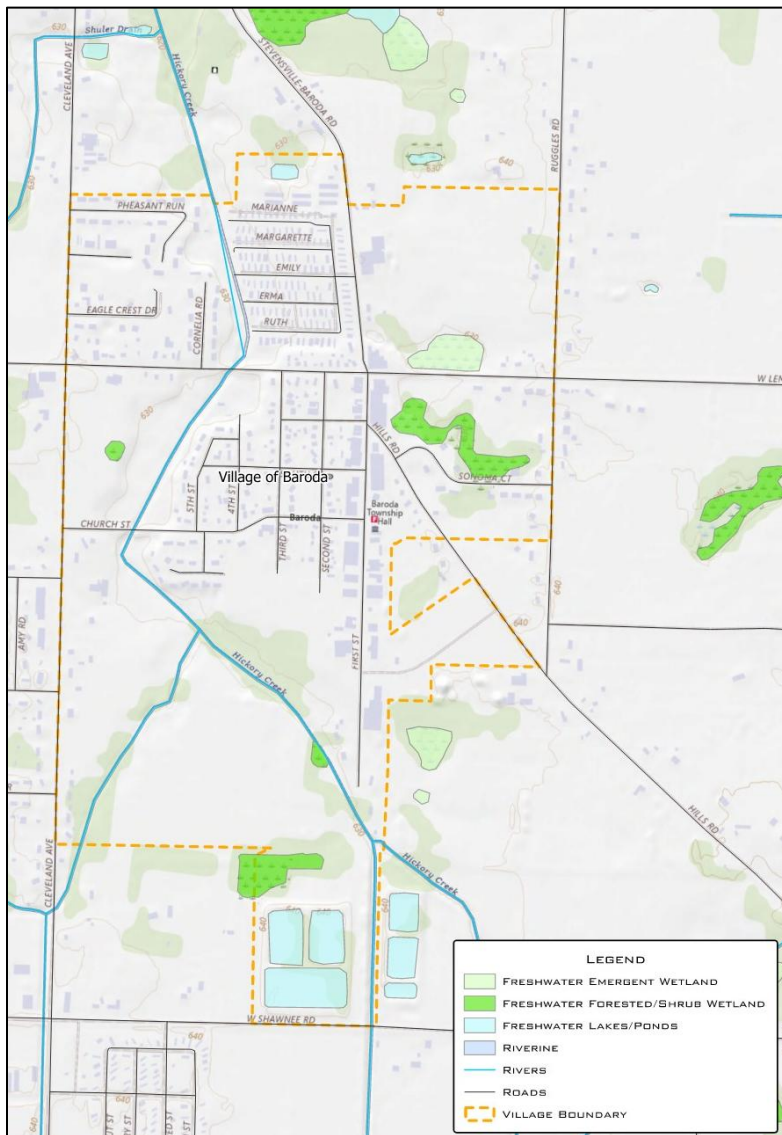


Exhibit # 4 - Wetland Area Map



3. FRAMEWORK PLAN



1. Framework Plan

The Future Development Framework for Baroda is a set of collaborative goals and strategies shaped by the input from various stakeholders, Village officials, including Village staff, and the residents. These inputs have guided the identification of the future character of the community, intended land uses, and preservation of their unique features while taking advantage of opportunities in the community.

The Village's vision for the Plan evolved from this input as outlined in the following sections. The community input has further shaped a set of goals for the planning of the Village. Based on these goals, the consultant team has identified different strategies to promote such goals or support the implementation of them. The goals support a collaborative approach to plan for future land use, sustainability and quality of life, and future infrastructure and connectivity needs. The Village staff, leadership, and the Planning Commission have all strongly formulated the identified goals and objectives to support them.

The Master Plan is developed based on a vision expressed by the citizens and a set of issues identified in the community survey. The recommended priorities reflect the expressed opinion of citizens that were established by the residents. The vision, identified issues and priorities are outlined in the following sections.

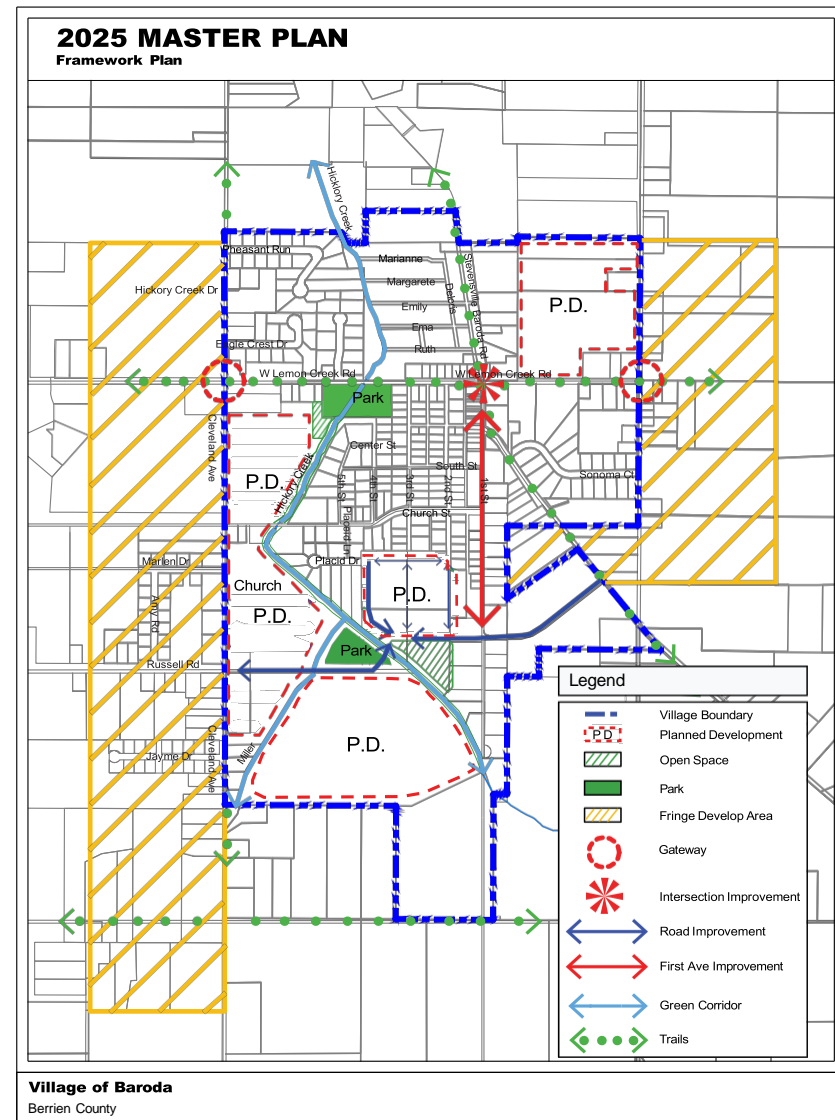


Exhibit # 5 - Framework Plan

2. Common Themes

Throughout the planning process several overriding themes have emerged:

1. **Village serves as the hub of a traditional "walkable" center of the area.**
Being the social, cultural, religious, governmental and business center of the planning area, the Village will continue to serve future business expansion needs in the future.
2. **Create a strong core for the Village**
While the Township will continue to serve as the underpin for the current and future community economic sustainability, the urbanized area should primarily be focused around the core of the Township which is the Village.
3. **Future population growth can be better managed by fostering development in and around the Village.**
The projected population growth for the Village is estimated to be around 920-950 by 2040. The areas around the Village and within the Village would probably be the most efficient location for such development due to availability of utilities and infrastructure.
4. **Tourist visitation is likely to continue to grow**
If such growth is properly managed, it could positively contribute to the sustainability of the Village and the Township.
5. **Village Charm**
While the essentials of a small-town charm are clearly visible in the primary corridor of the Village, First Street, and many other areas show signs of neglect. Stronger code enforcement, as well as establishing a stronger downtown design policy is required for sustainability of the Village.
6. **Protect natural resources:** Available open land and preservation of green corridors (linear green space that connect natural areas) (marked route on waterway for recreational use), combined with trails, blueways (marked route on waterway for recreational use) and scenic roads could significantly improve quality of life in the Village.
7. **Availability of Infrastructure**
Availability of the required infrastructure combined with preservation of agricultural land around the Village, will support existing businesses and the attraction of new complementary businesses will serve to boost tourism and foster economic sustainability.
8. **Maintaining and expanding identity:** Regional transportation access combined with identity promotion and wayfaring, could significantly contribute to the future economic sustainability and attractiveness of the community.
9. **Robust community economic development**
A well-coordinated effort to promote the Village and the Township is sorely needed. Such efforts not only can expand sustainability of the community but also help branding Baroda as a unique community.

3. Vision

Citizens of Baroda strive to maintain the Village's uniqueness and history while promoting the Village as a destination place for both residents and visitors, flourishing with a mix of shopping, dining, cultural activities, entertainment and public spaces, with total quality of life for residents.

This vision is based on the following aspirations:

- Unique Identity
- Destination Development
- Economic Opportunity

1. Issues

The most important issues identified by residents include:

- Need for more retail (79%)
- More restaurants (74%)
- Establishment of light manufacturing (24%)
- Economic development to encourage new and retain existing businesses (31% say poor)
- Opportunities to support local entrepreneurship (71%)

2. Priorities

The residents identified the following tasks as high-priority items for the Village.

- Creating job opportunities locally (68%)
- Loss of "small town" feel
- Expanding communications infrastructure (75%)
- Preserving natural areas (94%)
- Increasing housing opportunities for seniors (72%)
- Preserving the Village character (66%)
- Filling storefronts in downtown Baroda (74%)
- Better enforcement of the zoning ordinance (64%)

I. Unique Identity
II. Destination Development
III. Economic Opportunity

4. Goals

Comments and input received from the citizens have generated a set of goals and objectives for different elements of the Plan. These goals further guide development of a framework plan for future land use direction for the Village. By incorporating the identified goals and the vision, the Plan will reflect a much stronger appreciation for the citizens needs and long-term sustainability of the community. The following identifies different elements of the Plan with associated goals and strategies for the Village of Baroda for the 2025 Plan.

GOALS:

1. Land Use
2. Community Character
3. Economic Development
4. Infrastructure
5. Sustainability

1. Land Use

- **Strengthen the core of the Village:**
Promote redevelopment, adaptive reuse and new development in Downtown and its vicinity.
- **Promote Development Within:**
Encourage infill and new residential development in existing vacant lands in the Village.
- **Development in the Fringe Areas:**
Work with the Township to place most new developments near the fringe area of the Village.
- **Preservation:** Explore opportunities for reuse and re-purposing existing buildings with unique architectural or historical significance.
- **Traditional Neighborhood:**
Maintain existing development character and circulation pattern by encouraging new development to adhere to a traditional neighborhood development (TND) concept.
- **Business Development:** Support development of business parks and flex space particularly along the major corridors.

2. Community Character

- **Promote Baroda as a unique and attractive Live/Work/Play destination:** Ensure preservation of existing structures and development of mix uses and infill development.
- **Improve Public Realm:** Limit, and replace paved frontage areas in Downtown with landscaping and creative public space, including plazas, public arts and green space.
- **Reduce the Drab:** Focus on new retail, office and shopping development along First Street to create more appealing and vibrant experience.
- **Community Design:** Support public arts and architectural design for all new developments in corridors and gateways to create a sense of arrival for the Village and Township.
- **Expand local Events:** Establish regular events in Downtown and in the parks to attract a variety of audiences.

3. Economic Development

- **Support application of creative and effective approaches** for local implementation of economic development strategies.
- **Re-establishment Downtown (Main Street) Program:** Create partnerships with local organizations to foster leadership and capacity for promotion, and branding.
- **Revitalize Downtown:** Breathe new life into the Downtown by encouraging reinvestment and introduction of mixed uses and diverse activities.
- **Destination Development:** Enhance Downtown by making it a well-known and unique destination in southwest Michigan for living, working, shopping, and dining.
- **Focus on small businesses** that offer regionally unique and authentic experiences, products, and services including those of cottage industry and modern industrial businesses to improve the overall economic conditions.

4. Infrastructure

- **Connectivity:** Support the vision for a sustainable community by requiring designs that encourage bicycling and walking as the preferred modes of transportation within the Village.
- **Public Roads:** Create a sense of arrival and enhanced scenic charm for the roads where opportunity exists by natural landscaping and generous front yard setbacks.
- **Available Utilities:** Ensure availability of utilities where development opportunity exists and in the fringe area of the Village.
- **Trail System:** Support a local trail system along Lemon Creek Road, Shawnee Road and Cleveland Avenue.

5. Sustainability

- **Parks and Open Space:** Protect existing natural areas as open space and green and blue corridors. Expand existing Village Park with additional park facilities and open play areas. Support development of a new park south of the Town along the Hickory Creek tributary.
- **Support and employ all aspects of “green community”** in all aspects of the development and planning of the Village.
- **Natural Corridors:** Protect natural corridors as green and blue corridors linking all sections of the Village and the Township.



4. FUTURE PLAN



1. Future Plan

The Future Plan articulates appropriate land uses for the Village for the next 5-10 years. The policies and recommendations presented in this Chapter recognize the diversity of land uses and aims to present a flexible and balanced approach for future decision making.

The Future Plan is guided by the three broad principals identified in Chapter 3; Unique Identity, Destination Development and Economic Opportunity. These principals have influenced the policy direction for the Future Land Use Plan. They also support the priorities for the Village as outlined by the residents. As anticipated, the Village will use these principals to direct most new residential and commercial growth into several land use typology categories ranging single family to Natural and Open Space. The Village will further focus on architectural preservation, open space protection, and destination making that will generate employment and investment opportunities for the Village.

The Future Plan is organized in several sections each describing specific pattern or character for different element of the Master Plan. The recommendations included for different land uses are intended to form the basis for development of zoning decisions and development of zoning amendments as desired by the Village.



2. Planning Guidelines

Based on comments and input received for development of the Village, the following guidelines are adopted by the Planning Commission in preparation of this plan:

1. Planning Land use proposals shall be key to maintaining a strong core for the Village.
2. Zoning and Subdivision controls shall be enforced to ensure high quality public realm and property design for new developments.
3. The historic and cultural character of the Village must be cherished and used to further promote the charm of the community.
4. The Village will ensure a minimum of public capital expenditures, consistent with the desired character, in addition to adequate private development expenditures for new residential areas.
5. Baroda's fiscal and economic future will require increased industrial and/or business development. Such uses must be targeted for locations that are compatible with adjacent uses and transportation facilities.
6. Destination tourism shall be reviewed on a regular basis to ensure business opportunities are available in areas that can readily service that trade, and that the related development comes in an orderly, pre- planned process.
7. Residential development shall be planned at various densities and properly related to amenities and public services.
8. Public facilities, schools, parks, and other community facilities shall be conveniently located to serve the people of the Village.
9. Connectivity between developments, both new and existing, shall be encouraged to build complete neighborhoods.
10. The grid circulation system that connects the existing and proposed developments and land uses shall be maintained and improved.
11. The charm and scenic character of the Village must be preserved or even expanded to ensure overall character and quality of life for residents.

3. Land Use

The Future Land Use Plan is intended to shape the future physical character of the Village by recommending a series of guidelines which will place development in different designated areas and maintain the character of the Village. The Plan also establishes a process in which development is not impeded. In line with this principal, the primary focus of the Plan will be to direct development inward by creating a much stronger core for the Village. A strong core, will be a major factor in maintaining sustainability for the Village.

The Plan further gives consideration for existing and already developed fringe areas and small clusters immediately outside the Village boundaries. Such consideration will aim promoting policies which strengthen these sparsely populated communities and create complete neighborhoods. Proposed land uses for major corridors in the Village aim to support a variety of policies that not only maintain sustainability of the Village, but also ensure its rural character. Similar sort of consideration is given for natural system, development of corridors and alternative transportation system.

Land Use Categories

The following sections provide descriptions of the different land use types that are contained in the Future Land Use Plan. The outlined descriptions define each use, provide expected developmental patterns, and offer examples of typical development for each use category. The Future Plan proposes eight different land use categories for the Village of Baroda. Each land use designation describes the primary land use and development intensity in that district. Under State laws, the Village's zoning ordinance is the regulatory tool that can be used to implement land use policies. As such, the Village Subdivision and Zoning ordinances are expected to be amended to reflect the proposed recommendations of this Plan.

- 1. Agriculture**
- 2. Residential**
- 3. Commercial**
- 4. Commercial Corridor**
- 5. Business / Light Industrial**
- 6. Parks, Open Space, Natural Corridors**

1. Agriculture

The agricultural land use in the Village is relatively modest, with only small portions of the land dedicated to farming. Although farming plays a minor role in the Village's economy, local farms complement other forms of land use, such as growing ingredients for the local wineries and breweries, and contributes to the overall self-sufficiency of the area. The landscape is mostly shaped by a mix of agricultural patches interspersed with natural habitats, commercial, industrial, and residential zones.

Primary Use:

Areas designated as Agriculture are primarily intended for the cultivation of the land and production of crops. Some of the parcels of land may be suitable for residential development due to their proximity to public water and sewer utilities.



Adjacent Township Vineyard

2. Residential

New residential development is anticipated to occur primarily in current agriculture land, infill development, and fringe areas outside the Village boundaries. Residential characteristics in the Village are expected to consist of the following three residential district types:

A. Urban Residential

Moderate to medium density residential uses are designated for locations within the core of the Village where such development can reinforce traditional pattern and character of residential neighborhoods in the community. The residential character will consist of 2-3 story buildings with a maximum density of 4-6 units per acre. Areas proposed for urban residential could accommodate a variety of uses and should include sidewalks. To the extent feasible, such residential uses can also be placed as an infill and as a part of mixed-use structures, townhouse and garden apartment development.

Primary Use:

Single-family residential attached and detached housing, multi-family housing, senior housing, neighborhood oriented mixed-uses, civic and recreation facilities.

Urban Residential
EXAMPLES OF APPROPRIATE LAND USE
Single Family Residential
Multifamily Residential
Planned Development, Mixed Uses
Parks, Recreation, Open Space
ZONING
Single Family Residential
Planned Residential (10 Ac. Min.)
Multifamily
Density: 4-6 units per Ac.
BUILDING TYPE
Single Family, Detached & Attached
Mixed Use : 2-3 story

2. Residential (Cont.)

B. Suburban Residential

Low density suburban residential units can be developed in or adjacent to neighborhoods that promote a sense of community, and offer opportunity for transition. This type of use can concentrate in densities and locations where it can be served efficiently by infrastructure, public facilities, and the transportation network. Neighborhoods will be developed as compact and pedestrian oriented, with a range of lot sizes and measurable open space. Development densities may average up to 4.0 dwelling units per acre, depending on the adequacy of roads, utilities, and full complement of public services and facilities.

Primary Use:

Single-family residential detached and attached housing, continuation of agricultural uses, open space, civic and recreation, and mixed-uses where appropriate.



Suburban Residential
EXAMPLES OF APPROPRIATE LAND USE
Single Family Residential
Planned Residential (Cluster)
Parks, Recreation, Open Space
Agriculture
ZONING
Single Family Residential
Planned Residential (10 Ac. Min.)
Agriculture
Density: 2-4 units per Ac.
BUILDING TYPE
Single Family, Detached & Attached
Townhouse, Multifamily (2-3 story)
Corridors : 2-3 story w/ ample set back

2. Residential (Cont.)

C. Rural Residential: This residential district consists of low-density single-family housing developed at densities of 0.5-1 units per acre. Subdivisions may include large lot single-family residential units and high proportions of open space (typically 40-70%). Some may take the form of clusters of residential units on smaller lots to conserve open space, agricultural land, and sensitive or scenic natural features. Although separate sanitary service and water is not required for such Rural Residential areas, elements of green infrastructure and natural open spaces will be the predominant visual elements for this district. Rural residential subdivisions must be planned with varied types of residential structures, ample open space, rolling hills (where present), generous building setbacks, and rural fencing along the primary road.

Primary Use:

Single family detached and attached units, forestry, traditional land cultivation, complementary uses, including open space and recreation, equestrian uses, schools, places of worship, and other institutional uses.

D. Planned Development: Residential planned development district applies mostly to open or agricultural areas that provide opportunity for development of modern residential community within the Village. Residential growth areas, whether to the north, west or south of the Village, should be designed to integrate with existing land uses. Such integration may include coordinating traffic flows, connecting pedestrian ways, and maintaining the architectural and scale characteristics of the location.

Residentially oriented land uses in this district must be of sufficient size to allow proper spatial relationships between uses. The appropriate size of land for such subdivisions is at minimum 5-10 acres. Development may include all forms of residential housing types, municipal buildings, churches, parks, and under certain specific conditions, some types of business which do not detract from the residential scale of the neighborhood.

The creation of mixed-use neighborhoods can also be encouraged in Planned Development District. This will also address the long-term needs of the community as land-use demands evolve. Such district further allows the Village to address diverse needs of modern society while maintaining the integrity of the existing neighborhoods.

2. Residential (Cont.)

E. Fringe Development Area

Baroda currently has considerable land for future development within its municipal boundaries. Significant portions of this land are lacking adequate infrastructure improvements. Long-term growth of Village is also best served if it is anticipated early and planned for, in the context of the community's entire future development and economics. Such future growth, in all directions of the Village, can further support rebuilding of the core part of the Village and ensure its sustainability.

To further its sustainability, the Village must encourage extending services outside of the Village boundaries in cases where there is a benefit to the Village to do so. Such actions often are expressed in a commitment to annex into the Village or a waiver of the right to remonstrate against future annexation. In some cases, property owners may find it beneficial to pursuing annexation to the Village for other reasons.

The Fringe Area development (FA) is a comprehensive land use designation comprising of all land uses found within the immediate areas west and north and eastern boundaries of the Village. The FA is intended to be used as a tool to manage growth and prevent uncontrolled development around the Village.

Primary Use:

It is recommended that the existing land uses, mostly agricultural or residential, will remain intact until they are annexed or voluntary annexed. Development in the FA Zone is by and large intended to be supported by adjacent infrastructure and proximity to the urban core of the Village. Until future development occurs, where a zoning change to the proposed use will be required, the current use will be protected.

Fringe Development Area
EXAMPLES OF APPROPRIATE LAND USE
Residential
Mixed Use
Parks, Recreation, Open Space
Institutional
Agriculture
ZONING
Planned Development (10 Ac. Min.)
Residential
Commercial
Density : Approved on a case by case
Intensity : Approved on a case by case
BUILDING TYPE
Single Family, detached & attached
Mixed Use : 2-3 story
Commercial : 1-2 story
Industrial
Corridors : 2-3 story

3. Commercial

The Commercial land use category provides for a broad-range of retail, office and service-oriented businesses that are primarily located in the Downtown area and major corridors and are aimed to serve the needs of the nearby communities. Infill and redevelopment should be encouraged in these areas where applicable.

Commercial uses should include a system of interconnected sidewalks and trails that will provide access to parks, recreation corridors, various forms of services and link to other activity centers in close proximity.

The Future Plan identifies three potential locations that are suitable for commercial business-related uses:

- First Street
- Cleveland Ave.
- Cleveland Ave. and Shawnee Road (Not in the Village)

Primary Use: Convenience retail, personal and professional services, food/restaurant, grocers, boutiques institutional and community place/or gathering places, community centers, along with a variety of mixed-uses with higher density that serve the population of a rural community.



Connie's Place

Commercial
EXAMPLES OF APPROPRIATE LAND USE
Retail Commercial Uses
Office, Professional
Multifamily Residential (Urban)
Food and Entertainment
Institutional Uses
ZONING
Commercial, Business
Multifamily
Intensity: FAR 0.5-2
BUILDING TYPE
Commercial, Retail, Office (1-3 story)
Multifamily Residential (2-3 story)
Institutional

4. Commercial Corridor:

The Commercial Corridor land use category applies to areas typically are located on a major transportation route. Corridors can be regulated in a manner that enhances mobility while creating an inviting and aesthetically pleasing road frontage that can accommodate multiple modes of transportation and uses.

Parking is an important element of the road character. Parking lots can be placed to the side or in the back to limit the number of curb cuts. This will allow for the development of larger blocks, which in turn could permit larger development with higher intensity. Linkage to pedestrian facilities, and access management are all important considerations that should be included in the planning and design of the roads.

Corridors must accommodate a variety of uses ranging from residential to commercial and mixed uses. Adequate buffering, mix of uses, sharing of parking, architectural style, and massing of the buildings are important consideration for development of the roadways. A floor area ratio of 0.5-2 will generate appropriate density to ensure adequate scale and massing for the road frontage.

Primary Uses: Future land use for each corridor will vary significantly in character as each corridor has its own unique character. Primary uses for each corridor must reflect the opportunity that each corridor offers.

The recommended uses for each corridor include:

- **Cleveland Avenue:** Auto oriented commercial retail uses, offices and commercial mixed uses. Application of Complete Street principals should be integrated in planning of this corridor and uses assigned to it.
- **Shawnee Road:** Business park, Light Industrial. Agricultural uses elsewhere in the corridor.
- **Stevensville-Baroda, Hills Road:** Commercial and lower intensity retail uses, as well as high density residential uses.

Commercial Corridor
EXAMPLES OF APPROPRIATE LAND USE
Commercial Uses
Office, Light Industrial
Mixed Use
Institutional Uses
Planned Residential 95-10 Ac. Min.
ZONING
Commercial, Business Park
Light Industrial
Intensity: FAR 0.5-1
Multifamily
BUILDING TYPE
Commercial, office (1-4 story)
Institutional (1-3 story)
Multifamily Residential (2-5 story)

5. Business / Light Industrial

The Business/Light Industrial land use category is intended to accommodate business and complementary light industrial uses including business flex space, warehousing and logistic uses, enclosed light industrial uses, and high-technology industries.

Primary Use: Corporate offices, enclosed light industrial uses, warehouses, wholesale distribution facilities, wholly enclosed assembly and packaging, wineries, and high-technology industries.

6. Parks, Open Space, Natural Corridors

The protection of natural resources and open space in the Village is key to preserving the character of the community and augmenting urban growth with the availability of natural resources. Natural resources in the Village consist of several land categories that includes:

- Parks and Recreation facilities
- Streams and green corridors
- Forest land

The Future Plan proposes to create an interconnected network of green corridors and trails that conserves natural system while supplementing urban landscape. Hickory Creek corridor is proposed to be at least a 100' green corridor.

Primary Use: Active and passive recreational uses, environmentally sensitive developments that supports agricultural, horticultural, forestry, and related working lands uses, educational and research practices, tourism, waterways and other types of natural open spaces protected habitats. Establishment of a one hundred feet green corridor is recommended along Hickory Creek and its Miller tributary.



Parks, Open Space
EXAMPLES OF APPROPRIATE LAND USE
Parks, recreation, open space
Agriculture, Tourism
Forestry
Conservation and Preservation
ZONING
Parks, Open Space
Conservation
Agriculture
BUILDING TYPE
Trails, Recreational uses
Single Family Residential (Ancillary to Agriculture)

4. Community Character

The Village of Baroda strives to maintain its sustainability by reviewing and updating current development regulations including the current zoning regulations. While code enforcement is relatively robust, to maintain its small-town character, the Village needs district wide specific design standards. Such standards address elements such as land use, architecture style, connectivity, public realm environment, and aesthetics as essential ingredients of creating and improving quality of life. Each of these elements can play a specific role in creating a collective sum that brings vitality and character to the Village.

The Plan identifies several objectives to re-build the character and assure sustainability for the Village. These are:

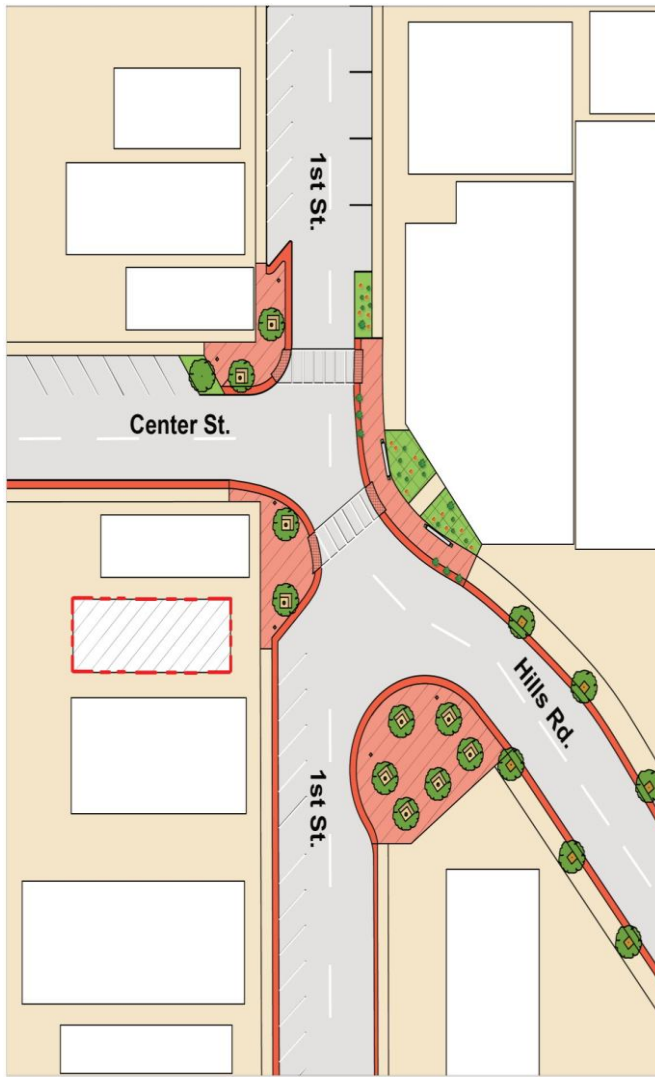
1. **Revitalize Downtown:** Collaborate with the Township to promote revitalization, introduction of mix of housing and development of fringe area.
2. **Cultural and Arts Events:** Celebrate and continue to invigorate Downtown with cultural and arts events, dining experiences and redevelopment and infill development.
3. **Baroda Motif:** Pursue Baroda-motif landscaping and public arts along major corridors into and through the Village.
4. **New Neighborhoods:** Promote the development of new infill and neighborhoods that build up the core and add to the history and other unique characteristics of the Village.
5. **Community Design:** Support public arts and architectural design in all new developments and gateways to create a sense of arrival for the Township.
6. **Public Realm:** Create a sense of arrival and enhance scenic charm for the roads where opportunity exists by natural landscaping and generous frontage setbacks.
7. **Limit the use of public land for private parking:** On First Street convert public such space to green and public use.

5. Economic Development

The Village of Baroda borders many additional assets and amenities that can help create new opportunities, investment and benefits to generate synergies. Together these local and regional assets offer prospects for direct relationships and strong collaborative ties to local industry, civic leadership, growing tourism destinations, and flourishing lakefront communities.

These local and regional assets can draw substantial new interests and funding to support the desired development and community growth sought by the Village. To start this process, the strategies supported by the Plan include:

1. **Improve Branding:** Support application of creative and effective branding approaches to enhance Baroda for the cottage industry as well as modern industrial businesses to improve the overall economic conditions.
2. **Destination Development:** Enhance marketing efforts to create a unique destination in southwest Michigan for living, working, shopping, and dining.
3. **Build the Core of the Village:** In addition to development of residential neighborhoods in the Village on vacant or agricultural lands, the Village must collaborate with the Township to focus most development in the Fringe Development Area.



Street Beautification Plan

6. Infrastructure

Establishment of well-formed system of connection will foster greater social interaction and encourage regular use of most attraction points in the Village. Creating connected places means a system of trails, sidewalks, and local streets to interconnect Village's neighborhoods and other major destinations throughout the region. Encouraging walking and biking will give Baroda's urban fabric a more intimate feel and adds to its charm. Future growth can then be managed with a focus on areas that can be well-served with public investments.

The public facilities and infrastructure improvements elements of the Plan will require substantial planning and coordination by the Village with the assistance from the Township and the County. The Village must establish priorities for these improvements over the next ten years. Priority public improvement consist of the following:

1. **Roads and streets:** The plan identifies three major roads for future improvements. These include Cleveland Avenue, Lemon Creek Road and Shawnee Road.
2. **Taxes and Greenways:** Non-motorized facilities with high priority are those that are already supported by the County or regional agencies. These proposed trails will improve connectivity of the Village with the rest of the County. The high priority trails should include Cleveland Avenue, Lemon Creek Road, and Shawnee Road (West).
3. **Scenic Roads:** Hills Road and its extension, Stevensville-Baroda Road offer opportunity for establishment of a scenic road that crosses the whole Township. While establishment of a scenic road should be a long-term effort, the Village must collaborate with the Township to start planning for such designation. On the short-term establishment of development standards through zoning guidelines must be the first step. In the long term, a trail should be considered as improvements are made for these Roads.
4. **Utilities and Public Improvements:** To realize the land use objectives of the Plan, particularly for the Fringe area, and ensure proper management of the growth and sustainability of the Village, it is important that the Village will lead efforts to make sure adequate utilities are available and accessible for all potential developable land in the Village and in the Fringe development areas.



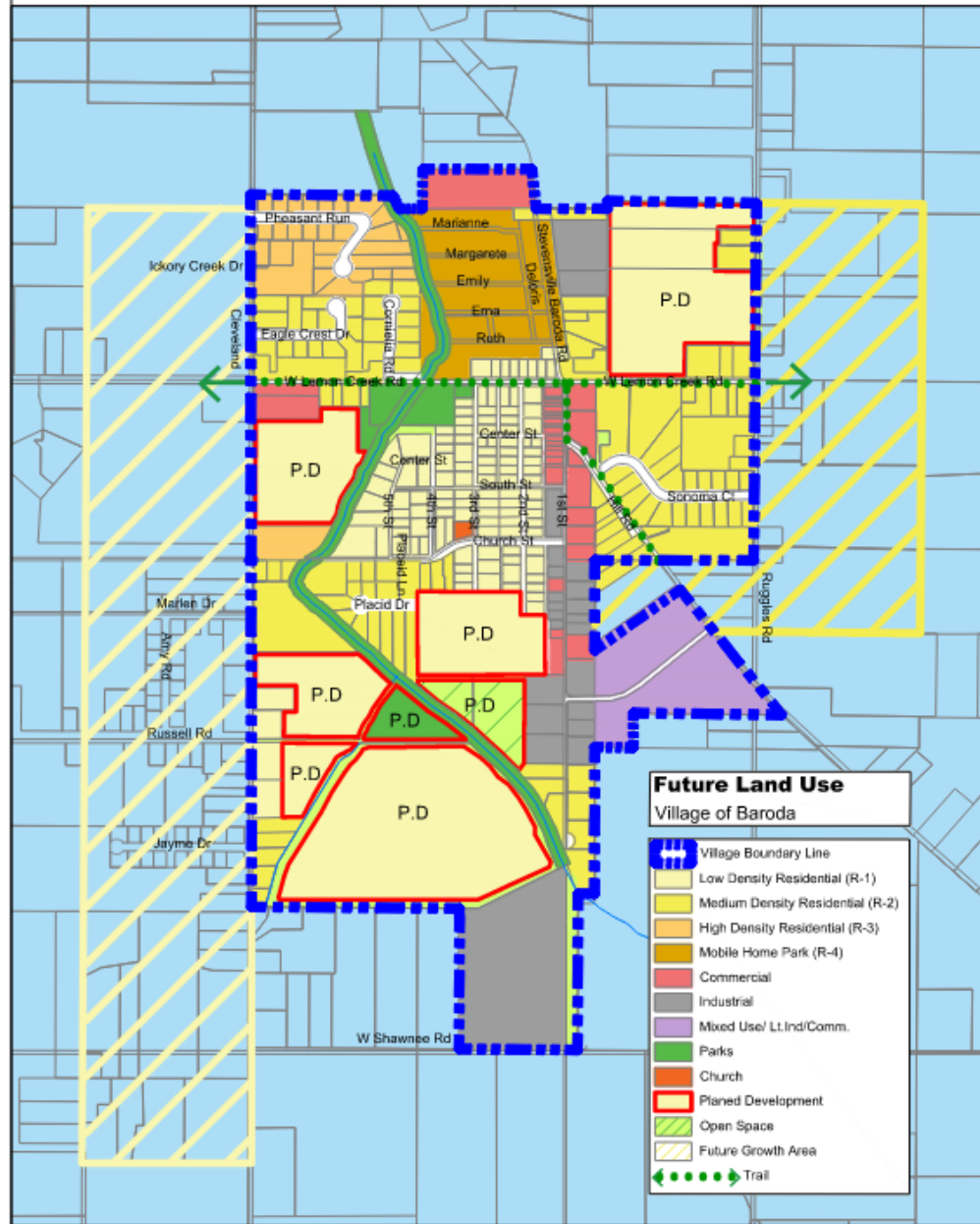
Lemon Creek and First St.



Corner Plaza View 1 from First St. And Center

2024 COMPREHENSIVE PLAN

Future Land Use



Village of Baroda
Barrien County

DATE: JULY 2024

Exhibit #6 - Future Land Use

Next Steps

This chapter highlights a list of action steps and specific activities that should be taken to implement different goals and strategies in the Master Plan. The recommendations presented in this chapter recognize the long-term vision for the community and its character as a unique community. As noted in Chapter 3, the Master Plan is guided by the three principals identified in Chapter 3; Unique Identify; A Destination Plan; and a place for Economic Opportunity. These principals have influenced the policy direction and support the priorities for the Village as it engages in the implementation of the Plan. The steps or policies behind them in the Implementation Plan, were identified in different sections of the Master Plan. However, as the Village continue to evolve, changes are expected, and modifications should be accepted to respond to technology or market conditions variations.

1. CATALYTIC ACTIONS

An important step toward the Plan implementation should be the identification of plan elements that are considered “catalytic” projects that would begin to attract desirable land-use and development outcome in the Village. Some of such projects are identified in the Framework Plan. It is important that the Village and Baroda Township identify certain elements as critical to the implementation of the Master Plan for both communities. As such, the collaboration is a key factor for success of this Master Plan. The following lists some of the activities that will require prioritization.

1. Approval of the Master Plan and Zoning Map amendment for the Village.
2. Update of the Zoning code and establishment Planned Development District.
3. Establishment of an economic development board to promote Village of Baroda and Township and to create a stronger sense of identity.
4. Development of gateway zones with ample street amenities and improvements.
5. Completion of other activities, sewer, water extension, which will assist in creation of shovel ready sites for development.
6. Work with the Lakeshore School District to collaborate for redevelopment of the former school site.
7. Transportation improvements and streetscaping should be integrated into any development or revitalization efforts as such activities lay the foundation for a new framework for the Township.

5. NEXT STEPS



2. Plan For Funding

Available funding is the most important factor affecting success of any plan. Most of the outlined recommendations are expected to be funded through a variety of sources including regional and local sources, private resources or the community at large. As a part of this planning effort, the Village has also prepared a separate Capital Improvement Plan identifying capital needs and priorities. This plan is expected to be approved by the Village Council. For review of this plan, please refer to the Village for projects identified in the CIP Plan.

The Village must commit to a long-term capital improvement plan which is dedicated for the next five to ten (5-10) years. It is important that the Village collaborate with the Township and other organizations to generate the required funding for infrastructure or other public improvements.

APPENDIX

1. Community Survey